

FOR SALE



DEVELOPMENT SITE IDEAL FOR RETAIL OR HOTEL - CITY OF FALLS CHURCH

Sale Price:
Subject To Offer

PROPERTY OVERVIEW

The 903-909 Block of W Broad St and 100 S Spring St present a prime redevelopment opportunity just one block from Founders Row and Modera in the City of Falls Church. Totaling over 35k SF these lots are zoned B-1 with a 4-story (55 FT tall) build allowance above grade, this property offers flexible development options. The lots, positioned with 135 feet of frontage on W. Broad St, allow for a large a range of uses, including hotel, retail, daycare, and restaurants—an excellent choice for commercial development.

DEMOGRAPHICS

1 MILE 3 MILES 5 MILES

Households:	7,224	62,626	169,800
Population:	19,575	169,547	432,082
Avg HH Income:	\$243,331	\$217,552	\$204,160

PROPERTY HIGHLIGHTS

- Commercial Development Site
- One Block from Founders Row and Modera
- 36,928 SF Development Site
- Traffic Light Access
- Hotel and Retail By Right
- Can Build 4 stories or 55 FT tall Building without Special Exceptions

AVAILABLE SPACES

FOR FURTHER INFORMATION, PLEASE CONTACT:
ERIK ULSAKER • erik.ulsaiker@divaris.com • 703.861.0373

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903-909 BLOCK OF W BROAD ST, FALLS CHURCH, VA 22046

PARCEL OUTLINES



PARCEL ADDRESS	BUILDING SF	LOT SF	ZONING
1 100 S SPRING ST	896	12,230	B-1
2 907 W BROAD ST	1,433	5,830	B-1
3 905 W BROAD ST	1,005	5,847	B-1
4 903 W BROAD ST	1,529	5,847	B-1
5 909 W BROAD ST	1,009	7,131	B-1

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ZONING INFORMATION



ZONING USE TABLE

Allowed By Right
 Requires Special Use Permit

	R-1A	R-1B	R-C	R-TH	R-M	T-1	T-2	B-1	B-2	B-3	C-D	M-1	O-D
Zoning Map legend color by district:													
One-family dwellings.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Two-family dwellings.		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Townhouses.		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Mixed-use residential with commercial; 30-foot height increase.								<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Multi-family residential over 3 stories.					<input checked="" type="checkbox"/>								<input checked="" type="checkbox"/>
Multi-family dwellings not exceeding 3 stories in height.						<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>
Accessory dwelling unit.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>		
Boarding, lodging or rooming houses.					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Public buildings & facilities.					<input checked="" type="checkbox"/>								
Business & professional offices, medical & dental.					<input checked="" type="checkbox"/>								
Churches, parish houses, & similar facilities.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>								
Parking lots, subject to site plan review.						<input checked="" type="checkbox"/>							
Public parks, playgrounds; Community centers, libraries & schools; water supply & sewage stations owned by the City or public authority; Gardens.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Major home occupation as an accessory use to a one-family dwelling; Telephone & public utilities; Cemeteries; Amateur radio & TV stations or citizens band transmitters.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>		
Automotive sales, new, used; automotive rental with inventory.								<input checked="" type="checkbox"/>					
Drive-through facility; Assembly & repair of electronics, computers, communication, security & fire protection systems, provided no walk-in retail sales on site.							<input checked="" type="checkbox"/>						
Schools & day care facilities complying with state code.						<input checked="" type="checkbox"/>							
Group homes for mentally ill or handicapped persons.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>								
Private & special schools, day care; Hospitals for human care; Nursing homes, orphanages.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants.					<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>					
Museums.		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>								
Private, noncommercial clubs & recreational or community facilities.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>								
Inns, bed & breakfasts.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>								
Hotels, motels.					<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>					
Clinics.					<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>					
Laundry (not self-serve); Temporary shelters.							<input checked="" type="checkbox"/>						
Adult book store, adult movie theater; Drug paraphernalia establishments; Amusement arcade.							<input checked="" type="checkbox"/>						
Prenatal and early infant care counseling and support facility.					<input checked="" type="checkbox"/>								
Food, beverage & drugstores, bakery, confectionery, self-serve laundry, shoe repair, barber shop or beauty salon, clothing store, variety store, gift shop, studio, bank, antique shop, jewelry store, florist, photo shop, music store, book or stationery store, appliance store, office equipment store, furniture store, hardware store, garden store, mortuary, department store, theaters.						<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>					
Radio stations, bowling establishments; automotive repair or filling station, nursery, green house, carpenter or upholstery shop, sign shop, indoor storage & sales of building materials, including contractor supplies & hardware.										<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Industrial research & development; Offices & laboratories for physical & life sciences Railroads.												<input checked="" type="checkbox"/>	
Manufacturing, processing & storage of products.												<input checked="" type="checkbox"/>	
Assisted living facilities.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>					
Major automobile repair shop; Blacksmith, welding or metal shop; Creamery, bottling, ice or cold storage plant; Foundry casting lightweight metals, electric foundry; Bag, carpet, & rug cleaning; Commercial kennels & animal hospitals.											<input checked="" type="checkbox"/>		
Contractor & building materials storage; warehouses & self storage; lumber yards; contractor's equipment storage; Trucking, freight, brick & tile yards, feed mill or fuel & coal yard; underground storage of oil.											<input checked="" type="checkbox"/>		
Mobile food service	<input checked="" type="checkbox"/>												
Accessory Uses:													
Minor home occupations; Private parking of vehicles incidental to the principal use; Private swimming pools & tennis courts; Private gardens, decks, terraces, greenhouses, storage buildings, garages, etc.	<input checked="" type="checkbox"/>												

https://library.municode.com/va/falls_church/codes/code_of_ordinances?nodeId=PTIICOOR_CH48ZO_ARTIVIDI_DIV9LIBUDI_S48-453PRUSPERI
Note: This table is a summary of Chapter 48 of the code. In any conflict between this table and the code, the provisions of Chapter 48 shall govern.

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PLATS



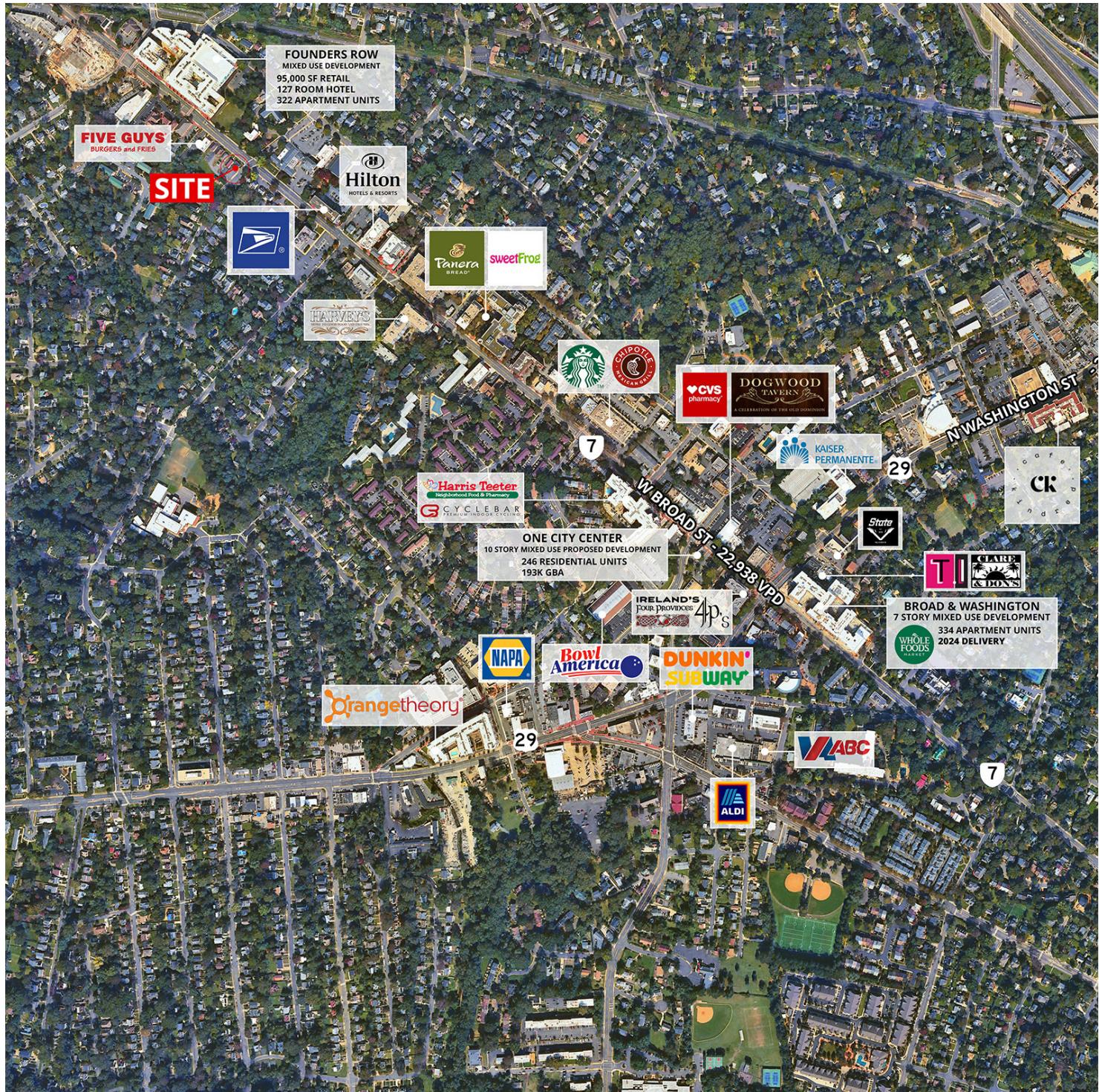
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RETAILER MAP



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<ul style="list-style-type: none"> ■ 85,000 SF Retail ■ 394 Residential Units ■ 28,000 VPD West Broad ■ 2,000+ commuters pass through on W&OD Trail ■ Featuring VERSO a designer 55+ community 	<ul style="list-style-type: none"> ■ 22,000 SF Retail ■ 103 Retail Parking Spaces ■ 322 Residential Units ■ Zoned within Virginia's top rated public school district ■ Q1 2025 Delivery
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LARGE RETAIL & RESIDENTIAL DEVELOPMENTS
APPROXIMATELY .16MI FROM SITE

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